

Government of the District of Columbia


Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Anna Chamberlin, AICP
Associate Director 

DATE: November 29, 2021

SUBJECT: BZA Case No. 18465A – 4751 and 4753 Whitehaven Parkway NW (St. Patrick's Episcopal Church and Day School)

APPLICATION

St. Patrick's Episcopal Church and Day School (the "Applicant"), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests a modification of significance to the conditions of BZA Order No. 18465; for the matter of right uses of Subtitle U § 201; pursuant to Subtitle X § 901.2 to add two existing detached structures to an existing private school. The structures are currently approved for residential uses and the Applicant is proposing to convert them to school administration use. The site is located in the R-1-B Zone at 4851 and 4753 Whitehaven Parkway NW (Square 1374, Lots 838 and 839). The Applicant is not proposing to increase the student or faculty cap with this application.

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the application materials and has determined that the proposed action will not have adverse impacts on the District's transportation network. DDOT has no objection to the approval of this application so long as Conditions 1, and 14 through 17 in the Summary Order for BZA 18465 are carried forward or otherwise remain in effect.

The Applicant should provide the BZA and DDOT an update to the status of implementation of Conditions 14 through 17, which require the Applicant to make several pedestrian and bicycle network improvements. If they have not yet been constructed, DDOT requests the BZA hold off on approving this application until the Applicant has completed the prior commitments.

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STREETSCAPE AND PUBLIC REALM

DDOT's lack of objection to this application should not be viewed as an approval of the public realm design. No public space changes are expected, but if any portion of this or future projects at the property propose elements within District owned right-of-way, the Applicant is required to pursue a public space permit through DDOT's permitting process. DDOT expects the adjacent public realm to meet all District standards.

The Applicant should refer to Titles 11, 12A, and 24 of the [DCMR](#), the most recent version of DDOT's [Design and Engineering Manual](#) (DEM), and the [Public Realm Design Manual](#) for public space regulations and design guidance. A permit application can be filed through the DDOT [Transportation Online Permitting System](#) (TOPS) website.

AC:je